



DATE: March 2, 2022
 AGENDA ITEM # 2

TO: Design Review Commission
FROM: Steve Golden, Senior Planner
SUBJECT: SC21-0023 – 959 Altos Oaks Dr

RECOMMENDATION:

Approve design review application SC21-0023 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story residence. The project includes a 2,733 square foot first story and a 987 square foot second story for a total floor area of 3,720 square feet. This project should be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned residential uses. The following table summarizes the project’s technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 10,631 square feet
MATERIALS: Standing metal seam roof; stone veneer water table and at columns/exterior siding; stucco exterior siding, redwood siding accents, and metal clad wood windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,358 square feet	2,843 square feet	3,189 square feet
FLOOR AREA:	2,318 square feet	3,720 square feet	3,721 square feet
SETBACKS:			
Front	25 feet	28.33 feet	25 feet
Rear	26.75 feet	30.5 feet	25 feet
Right side(1 st /2 nd)	10 feet	10.33 feet/24.1 feet	10 feet/17.5 feet
Left side (1 st /2 nd)	12.5 feet	16.5 feet/28.5 feet	10 feet/17.5 feet
HEIGHT:	13.8 feet	23 feet	27 feet

BACKGROUND

First Public Meeting

On February 2, 2022, the Design Review Commission held a public meeting to consider the proposed project. Following a presentation by staff and the property owner and their architect, and follow-up questions by the Commission, the public provided comments. Comments of support and concern were both provided by members of the community. The concerns primarily focused on potential privacy impacts upon the abutting rear neighbor and the type and placement of landscaping and trees in relation to surrounding properties. The Commission then discussed the proposed project and after deliberating, voted unanimously (4-0) with one member absent to continue the project with direction to the applicant as follows:

- Reduce the first and second stories by at least six inches;
- Provide a streetscape view on Altos Oaks Drive to show the relationship between the neighbors' houses with accurate plate heights, eave lines and rooflines;
- Provide a more detailed view of the neighbor's patio looking back at the proposed house, and looking from the proposed second story to the neighbor's property; and
- Further development of a landscape plan showing the true height of plantings at different time periods;

At the time of the agenda report publication the meeting minutes from the February 2, 2022 were not available.

DISCUSSION

Design Revisions

In response to the Commission's direction, the applicant revised the project design as follows:

- Reduced the plate heights by six inches;
- Provided a streetscape view showing the relationship with the abutting residences;
- Provided views from the abutting rear yard neighbor's patio to the back of the proposed residence and from the proposed second story window location to the abutting rear yard property (Attachment C); and
- Revised landscape plan showing mature plant heights and the privacy screening modeled in 3D.

The applicant's response letter is included in Attachment B. With regards to the reduction in wall plate heights, the applicant made the changes as directed by the Design Review Commission. The reduced wall plate heights results in a 9.5-foot wall plate height on the first story and a 8.5 wall plate height on the second story and an overall building height of 23 feet, which is a 1-foot reduction from the previous building height proposed. The proposed structure is more consistent with the scale of the surrounding neighborhood consistent with the design review findings, and the reduced height also resolves the slight daylight plane encroachment of the previous design.

With regards to potential views into the rear yard abutting property, the applicant has provided further information for the Commission's consideration. The photographs from the approximate locations of the proposed second story windows show some direct views into the abutting rear property (see Attachment C), but also show that with the inclusion of screening plant material along the rear property line, the potential privacy impacts will be minimized. This is a specific privacy mitigation measure per Section 5.3 Privacy of the Single-Family Residential Design Guidelines. The Commission should also consider that the second story rear facing windows are no closer than 43.75 feet to the rear property line, more than 18 feet in excess of the required 25-foot setback. The guidelines state that "it may not be possible to insure complete privacy to all neighbors, but designs should lessen impacts as much as possible." Based on these factors, staff recommends that the Commission could make the positive findings that the proposed project avoids unreasonable privacy impacts.

Environmental Review

This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of a single-family dwelling in a residential zone.

Public Notification and Correspondences

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity on Altos Oaks Drive and Linda Vista Way. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements.

Cc: Isabeau Guglielmo, Studio S-Squared, Designer and Applicant
Mark Green and Kayo Yamamura, Property Owner

Attachments:

- A. March 2, 2022 Agenda Report
- B. Applicant Response Letter
- C. Abutting Rear Yard Neighbor Photos/Analysis
- D. Revised Design Plans

FINDINGS

SC21-0023 – 959 Altos Oaks Dr

With regard to the new two-story residence, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed residence complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC21-0023 – 959 Altos Oaks Dr

GENERAL

1. Expiration

The Design Review Approval will expire on March 2, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on February 16, 2022, except as may be modified by these conditions and as specified below:

3. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

4. Tree Removal Approved

The trees shown to be removed on plan Sheet A1.0b of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

5. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

8. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

10. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree/landscape protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

13. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

14. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

16. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

17. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. Fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

19. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. Landscaping Installation and Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

21. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

22. Green Building Verification

Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).



DATE: February 2, 2022

AGENDA ITEM #2

TO: Design Review Commission
FROM: Steve Golden, Interim Planning Services Manager
SUBJECT: SC21-0023 – 959 Altos Oaks Drive

RECOMMENDATION:

Approve design review application SC21-0023 subject to the listed findings and conditions

PROJECT DESCRIPTION

This is a design review application for a new two-story residence. The project includes a 2,733 square foot first story and a 987 square foot second story for a total floor area of 3,720 square feet. This project should be considered categorically exempt from further environmental review under Section 15303 of the California Environmental Quality Act since it involves the construction of one single-family residence in an area zoned residential uses. The following table summarizes the project's technical details:

GENERAL PLAN DESIGNATION: Single-Family, Medium Lot
ZONING: R1-10
PARCEL SIZE: 10,631 square feet
MATERIALS: Standing metal seam roof; stone veneer water table and at columns/exterior siding; stucco exterior siding, redwood siding accents, and metal clad wood windows

	Existing	Proposed	Allowed/Required
COVERAGE:	2,358 square feet	2,843 square feet	3,189 square feet
FLOOR AREA:	2,318 square feet	3,720 square feet	3,721 square feet
SETBACKS:			
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HEIGHT:	13.8 feet	24 feet	27 feet

BACKGROUND

Neighborhood Context

The subject property is located on the north side of Altos Oaks Drive west of Miramonte Avenue and Heritage Oaks Park. The neighborhood is best defined as a Consistent Character Neighborhood, according to the City's Residential Design Guidelines. All of the residences on Altos Oaks Drive are single-story residences with most having low scale horizontal roof eaves and gable or hipped roofs. They have consistent front yard setbacks with the garages facing the street. Some residences have had exterior modifications and additions over the years, but have retained their general Ranch Style characteristics with similar building and roof forms, massing, and materials. The properties directly to the rear of the subject site on Linda Vista way share these similarities with the exception of two two-story residences at the end of the cul-de-sac.

There is not a uniform street tree, but most of the properties have one medium-large tree or several smaller trees in the front yard. Diverse mature front yard landscaping is present at most of the properties along Altos Oaks Drive.

DISCUSSION

Design Review

According to the Design Guidelines, in Consistent Character Neighborhoods, good neighbor design has design elements, material, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood. The emphasis should be on designs that "fit in" and lessen abrupt changes.

The applicant proposes to demolish the existing 2,318 square foot one-story residence with attached garage and replace it with a two-story residence with an attached garage. The driveway will remain in the same location and the proposed building footprint will maintain or increase setbacks that currently exist. Along the left side the proposed setback is increasing from 12.5 feet to 16.5 feet, whereas 10 feet is required, providing a greater setback to the two existing oak trees located along the left side property line. The proposed front and rear setbacks are also increasing as compared to the existing setback and in conformance with the zoning district requirements. Please refer to the table above for more specific setbacks.

The proposed residence is a modern prairie architectural style. It is designed with low scaled 3:12 pitched roofs that have layered hipped roof forms with standing seam metal roofing material. The massing of the second story is generally balanced over the first story. The front façade has well-articulated building forms with portions of the second story recessed further back from the first story façade. The front entry covered porch projects outward, and the roof features create a rhythm with the projecting and recessed wall features on both the first and second stories. The stone veneer water table creates a base and breaks up the first story massing along with eave lines that break up most of the vertical planes into sections at the front façade. Furthermore, stone veneer is accented vertically along with redwood siding to further break down the structure into smaller forms. That being said, the current proposed design was the result of a design modification to address the previous design of the front façade. Staff expressed some concern regarding the

exterior view of the stairway in the front to the left of the front entry that could have been perceived as a two-story wall element, with a more vertical appearance and excessive bulk, which is not supported in the Residential Design Guidelines and resulted in the structure appearing more inconsistent with the lower scale, one-story residences in the immediate neighborhood. The design modification introduced the downward sloping roof towards the front, which reduces the vertical appearance and some of the bulk, but perhaps doesn't integrate well into the hipped roof theme of the structure. Staff offers this as a design observation in which the Commission can provide further direction if this design approach is determined to be deficient with respect to the Residential Design Guidelines and Design Review findings.

The overall height of the structure is approximately 24 feet which conforms to the maximum height of 27 feet in the R1-10 zoning district. Along the right-side second story, the roof eave/gutter appears to slightly encroach into the daylight plane, but this encroachment is so minor that it could be considered a *de minimis*¹ effect. The wall plate heights along most of the exterior side elevations are ten feet at the first story and nine feet at the second story, except along the left side of the building (and visible in the front) a 10.5-foot wall plate height at the living room area is proposed. This proposed design was also the result of staff direction to reduce the wall plate heights which were proposed to be even higher at the time, however, based on the surrounding residences in this neighborhood, the majority of which appear to have eight-foot wall plates, staff recommends further reduction to the wall plate height at the first story to be more consistent with the scale of the existing residences in keeping with the Residential Design Guidelines and Design Review findings. The wall plate reduction would also address the minor daylight plane issue identified above.

The project is utilizing high quality materials such as the standing seam metal roof, stucco siding, stone veneer applied to the water table and columns, redwood siding, and metal clad windows, which are composed and integrated well into the overall architectural design of the residence. The project's materials board is included as Attachment D.

Overall, the project appears to be an appropriate design within this Consistent Character Neighborhood with the incorporation of a condition to reduce the wall plate heights of the first story to maintain an appropriate relationship to the adjacent structures, reduce abrupt changes, and meet the intent of the Residential Design Guidelines and Design Review findings.

Privacy

As discussed above, the proposed side yard setbacks meet or exceed the minimum required and can be found in the table above. The proposed right side second story elevation includes two small windows with five-foot windowsill heights and two windows with one-foot windowsill heights. The proposed left side second story elevation includes one window with a six-foot window sill height and at the right side second story elevation, two windows with five-foot window sill heights. In general, the Design Review Commission has previously considered 4.5-foot windowsill heights acceptable in eliminating direct views into neighboring properties. In addition, there are existing

¹ Too trivial or minor to merit consideration.

shrubs and trees, proposed relocated shrubs/plants, and proposed evergreen screening plantings will further buffer direct views into neighboring properties. However, staff recommends condition(s) that the final landscape plan be reviewed and planting implemented to ensure sufficient screening material is shown on the plan and/or planted at the left rear corner since there maybe a deficiency in evergreen screening plants that exist or shown to be planted at that location.

Landscaping and Trees

The existing property has a total of 23 larger mature trees and many smaller ornamental type of trees that have been detailed in an arborist report submitted by the applicant which contains the species, sizes and condition of the trees (Attachment B). Of the 23 trees, 11 are proposed to be removed, but none of them are protected trees under city ordinance because they are under 48 inches in circumference. The remaining trees will be required to be protected throughout the construction process per the standard condition of approval. The landscape plan proposes planting of two new Japanese maples and a variety of other plant species. The new or rebuilt landscaping would need to satisfy the Water Efficient Landscape Ordinance requirements since it exceeds the 500 square-foot landscaping threshold for new residences.

ENVIRONMENTAL REVIEW

This project should be considered categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act because it involves the construction of one single-family residence on an existing lot in an area zoned for residential uses.

PUBLIC NOTIFICATION

A public meeting notice was posted on the property and mailed to 12 property owners in the immediate vicinity on Altos Oaks Drive and Linda Vista Way. The applicant also posted the public notice sign (24" x 36") in conformance with the Planning Division posting requirements (Attachment C).

Cc: Isabeau Guglielmo, Studio S-Squared, Designer and Applicant
Mark Green and Kayo Yamamura, Property Owner

Attachments:

- A. Public Notification Map
- B. Arborist Report
- C. Public Notice Billboard Sign
- D. Materials Board
- E. Design Plans

FINDINGS

SC21-0023 – 959 Altos Oaks Dr

With regard to the second story addition to an existing one-story house, the Design Review Commission finds the following in accordance with Section 14.76.060 of the Municipal Code:

- a. The proposed residence complies with all provision of this chapter;
- b. The height, elevations, and placement on the site of the new residence, when considered with reference to the nature and location of residential structures on adjacent lots, will avoid unreasonable interference with views and privacy and will consider the topographic and geologic constraints imposed by particular building site conditions;
- c. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized and will be in keeping with the general appearance of neighboring developed areas;
- d. The orientation of the proposed new residence in relation to the immediate neighborhood will minimize the perception of excessive bulk and mass;
- e. General architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and
- f. The proposed residence has been designed to follow the natural contours of the site with minimal grading, minimum impervious cover, and maximum erosion protection.

CONDITIONS OF APPROVAL

SC21-0023 – 959 Altos Oaks Dr

GENERAL

1. Expiration

The Design Review Approval will expire on January 27, 2024 unless prior to the date of expiration, a building permit is issued, or an extension is granted pursuant to Section 14.76.090 of the Zoning Code.

2. Approved Plans

The approval is based on the plans and materials received on September 21, 2021, except as may be modified by these conditions and as specified below:

- a. Reduce the wall plate heights on the first story by at least six inches.
- b. Provide additional evergreen screening along the left rear corner of the property along the side and rear property lines.

3. Encroachment Permit

An encroachment permit shall be obtained from the Engineering Division prior to doing any work within the public right-of-way including the street shoulder. All work within the public street right-of-way shall be in compliance with the City's Shoulder Paving Policy.

4. Tree Removal Approved

The trees shown to be removed on plan Sheet A1.0b of the approved set of plans are hereby approved for removal. Tree removal shall not occur until a building permit is submitted and shall only occur after issuance of a demolition permit or building permit. Exceptions to this condition may be granted by the Community Development Director upon submitting written justification.

5. New Fireplaces

Only gas fireplaces, pellet fueled wood heaters or EPA certified wood-burning appliances may be installed in all new construction pursuant to Chapter 12.64 of the Municipal Code.

6. Landscaping

The project shall be subject to the City's Water Efficient Landscape Ordinance (WELO) pursuant to Chapter 12.36 of the Municipal Code if over 500 square feet or more of new landscape area, including irrigated planting areas, turf areas, and water features is proposed.

7. Underground Utility and Fire Sprinkler Requirements

Additions exceeding fifty (50) percent of the existing living area (existing square footage calculations shall not include existing basements) and/or additions of 750 square feet or more shall trigger the undergrounding of utilities and new fire sprinklers. Additional square footage calculations shall include existing removed exterior footings and foundations being replaced and rebuilt. Any new utility service drops are pursuant to Chapter 12.68 of the Municipal Code.

8. Indemnity and Hold Harmless

The applicant/owner agrees to indemnify, defend, protect, and hold the City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of

the City in connection with the City's defense of its actions in any proceedings brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project. The City may withhold final maps and/or permits, including temporary or final occupancy permits, for failure to pay all costs and expenses, including attorney's fees, incurred by the City in connection with the City's defense of its actions.

INCLUDED WITH THE BUILDING PERMIT SUBMITTAL

9. Conditions of Approval

Incorporate the conditions of approval into the title page of the plans.

10. Water Efficient Landscape Plan

Provide a landscape documentation package prepared by a licensed landscape professional showing how the project complies with the City's Water Efficient Landscape Regulations and include signed statements from the project's landscape professional and property owner.

11. Tree Protection Note

On the grading plan and/or the site plan, show all tree/landscape protection fencing and add the following note: "All tree protection fencing shall be chain link and a minimum of five feet in height with posts driven into the ground."

12. Reach Codes

Building Permit Applications submitted on or after January 14, 2021 shall comply with specific amendments to the 2019 California Green Building Standards for Electric Vehicle Infrastructure and the 2019 California Energy Code as provided in Ordinances Nos. 2020-470A, 2020-470B, 2020-470C, and 2020-471 which amended Chapter 12.22 Energy Code and Chapter 12.26 California Green Building Standards Code of the Los Altos Municipal Code. The building design plans shall comply with the standards and the applicant shall submit supplemental application materials as required by the Building Division to demonstrate compliance.

13. Green Building Standards

Provide verification that the house will comply with the California Green Building Standards pursuant to Chapter 12.26 of the Municipal Code and provide a signature from the project's Qualified Green Building Professional Designer/Architect and property owner.

14. Air Conditioner Sound Rating

Show the location of any air conditioning unit(s) on the site plan including the model number of the unit(s) and nominal size of the unit. Provide the manufacturer's specifications showing the sound rating for each unit. The air conditioning units must be located to comply with the City's Noise Control Ordinance (Chapter 6.16) and in compliance with the Planning Division setback provisions. The units shall be screened from view of the street.

15. Storm Water Management

Show how the project is in compliance with the New Development and Construction Best Management Practices and Urban Runoff Pollution Prevention program, as adopted by the City for the purposes of preventing storm water pollution (i.e. downspouts directed to landscaped areas, minimize directly connected impervious areas, etc.).

16. California Water Service Upgrades

You are responsible for contacting and coordinating with the California Water Service Company any water service improvements including but not limited to relocation of water meters, increasing water meter sizing or the installation of fire hydrants. The City recommends consulting with California Water Service Company as early as possible to avoid construction or inspection delays.

17. Underground Utility Location

Show the location of underground utilities pursuant to Chapter 12.68 of the Municipal Code. Underground utility trenches shall avoid the drip-lines of all protected trees unless approved by the project arborist and the Planning Division.

PRIOR TO ISSUANCE OF BUILDING OR DEMOLITION PERMIT

18. Tree Protection

Tree protection shall be installed around the dripline(s) of the trees as shown on the site plan approved with the building permit plans. Fencing shall be chain link and a minimum of five feet in height with posts driven into the ground and shall not be removed until all building construction has been completed unless approved by the Planning Division.

19. School Fee Payment

In accordance with Section 65995 of the California Government Code, and as authorized under Section 17620 of the Education Code, the property owner shall pay the established school fee for each school district the property is located in and provide receipts to the Building Division. The City of Los Altos shall provide the property owner the resulting increase in assessable space on a form approved by the school district. Payments shall be made directly to the school districts.

PRIOR TO FINAL INSPECTION

20. Landscaping Installation and Verification

Provide a landscape Certificate of Completion, signed by the project's landscape professional and property owner, verifying that the trees, landscaping and irrigation were installed per the approved landscape documentation package.

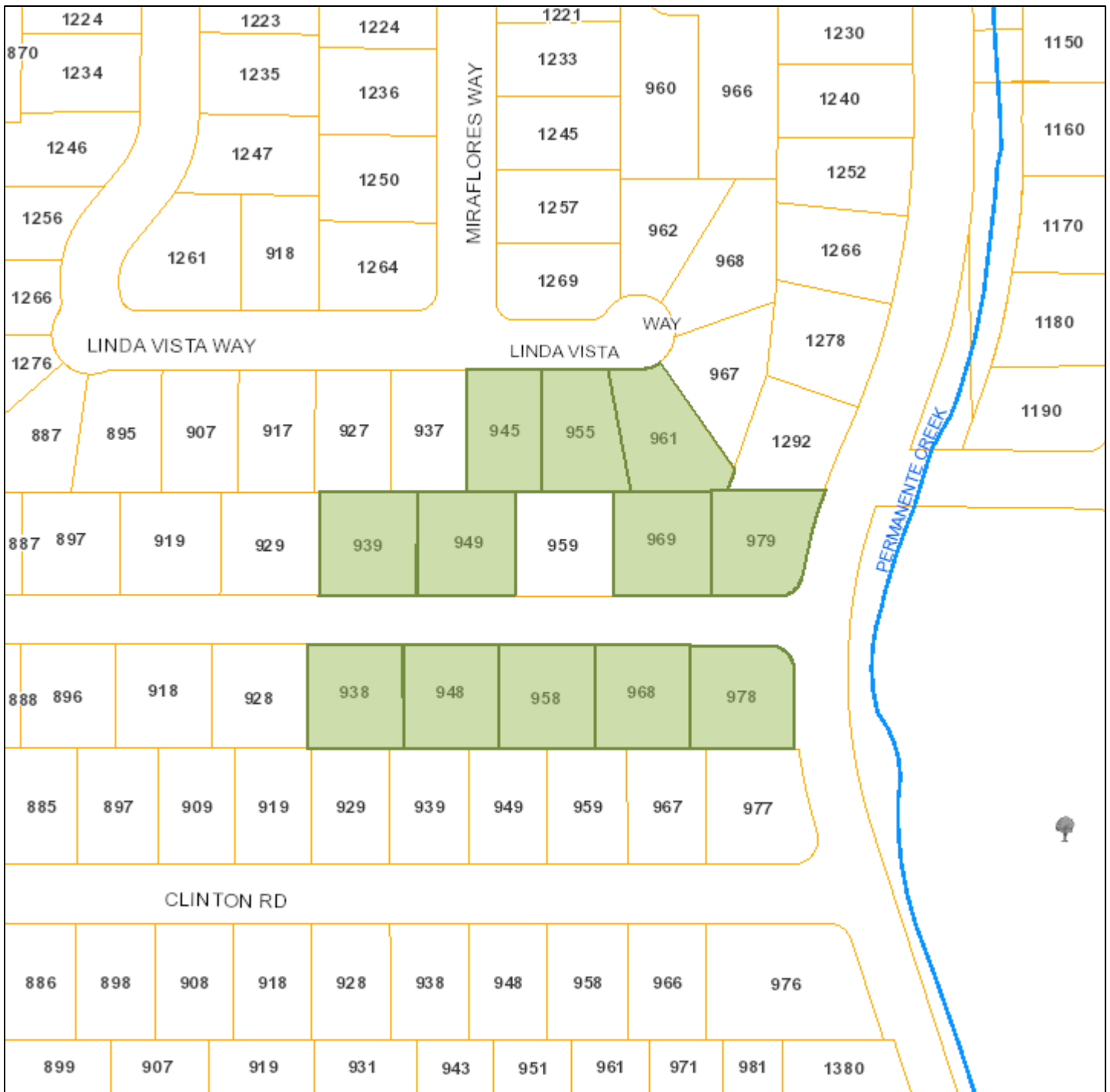
21. Landscape Privacy Screening

The landscape intended to provide privacy screening shall be inspected by the Planning Division and shall be supplemented by additional screening material as required to adequately mitigate potential privacy impacts to surrounding properties.

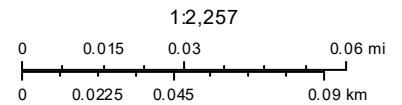
22. Green Building Verification








Submit verification that the house was built in compliance with the City's Green Building Ordinance (Chapter 12.26 of the Municipal Code).

Notification Map



Print Date: June 7, 2021



-  Schools
-  Park and Recreation Areas
-  City Limit
-  Road Names
-  Waterways
-  Situs Label
-  TaxParcel

The information on this map was derived from the City of Los Altos' GIS. The City of Los Altos does not guarantee data provided is free of errors, omissions, or the positional accuracy, and it should be verified.

Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

Kiely Arborist Services LLC

Certified Arborist WE#0476A

P.O. Box 6187

San Mateo, CA 94403

650- 515-9783

September 22nd, 2021

Kayo Yamamura & Mark Green
Kayo.yamamura@sbcglobal.net
Green.mark@sbcglobal.net

Site: 959 Altos Oaks Drive, Los Altos

Dear Kayo Yamamura & Mark Green,

As requested on Wednesday, November 4th, 2021, I visited the above site for the purpose of inspecting and commenting on the trees. A new home is proposed for this site, and as required by the City of Los Altos, a survey of the trees and a tree protection plan will be provided within this report. Site plan A1.0a dated 2/22/21 was reviewed for writing this report. All work within the dripline of a protected tree on site will need to be reviewed by the Project Arborist. This report will go over the existing health of the protected trees and will give recommendations for construction as needed followed by a tree protection plan.

Method:

The significant trees on this site were located on a map provided by you. Each tree was given an identification number. This number was inscribed on a metal foil tag and nailed to the trees at eye level. The trees were then measured for diameter at 48 inches above ground level (DBH or diameter at breast height). Each tree was put into a health class using the following rating system:

- F- Very Poor
- D- Poor
- C- Fair
- B- Good
- A- Excellent

The height of each tree was estimated and the spread was paced off. Lastly, a comments section is provided.

Survey Key:

DBH-Diameter at breast height (54" above grade)

CON- Condition rating (1-100)

HT/SP- Tree height/ canopy spread

*indicates neighbor's trees

P-Indicates protected tree by city ordinance

R-Indicates proposed removal

959 Altos Oaks

(2)

Survey:

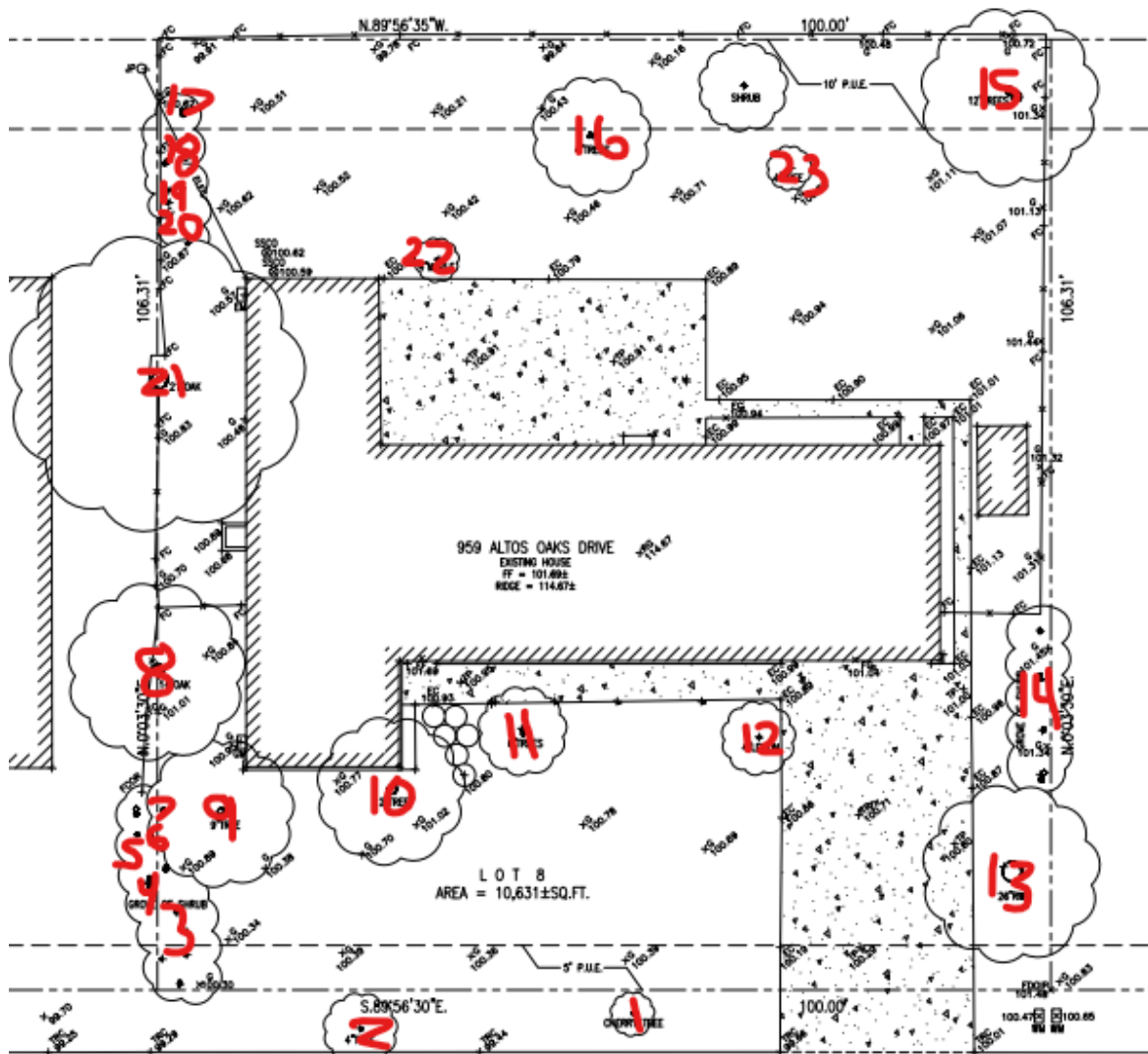
Tree#	Species	DBH	CON	HT/SP	Comments
1P	Cherry (<i>Prunus serrulata</i>)	6@base	A	12/12	Good vigor, fair form, multi leader at grade, Street tree.
2P	Crape myrtle (<i>Lagerstroemia sp.</i>)	5@base	A	10/8	Good vigor, fair form, multi leader at grade, street tree.
3R	Firethorn (shrub) (<i>Pyracantha sp.</i>)	3-2-2	D	10/10	Fair vigor, poor form, suppressed, decay on trunk.
4R	Privet (<i>Ligustrum japonicum</i>)	4.0	D	10/10	Fair to poor vigor, poor form, suppressed, leans.
5R	Privet (<i>Ligustrum japonicum</i>)	5.0	D	20/10	Poor vigor, fair form, suppressed.
6R	Black walnut (<i>Juglans nigra</i>)	4.0	F	8/2	Poor vigor, poor form, topped, nearly dead.
7R	Black walnut (<i>Juglans nigra</i>)	5.0	D	20/10	Poor vigor, poor form, nearly dead.
8P	Coast live oak (<i>Quercus agrifolia</i>)	16.0	B	35/25	Good vigor, fair form, codominant at 10 feet.
9	Xylosma (<i>Xylosma congesta</i>)	8.7	C	20/12	Fair vigor, fair form, suppressed.
10R	Hollywood juniper (<i>Juniperus chinensis</i>)	12.3	B	15/12	Good vigor, fair form, close to home foundation.
11R	Rose of Sharon(shrub) (<i>Hibiscus syriacus</i>)	6.0	C	8/8	Fair vigor, fair form, hedge pruned, close to home.
12R	Orange (<i>Citrus sp.</i>)	6@base	C	6/10	Fair vigor, fair form.
13P	Redwood (<i>Sequoia sempervirens</i>)	20.0	C	45/20	Good vigor, fair form, at driveway, topped in past.
14	Pittosporum (<i>Pittosporum tobira</i>)	6"x5	C	8/10	Fair vigor, fair form, suppressed, hedge pruned.

959 Altos Oaks

(3)

Survey:

Tree#	Species	DBH	CON	HT/SP	Comments
15P	African fern pine (<i>Afrocarpus falcatus</i>)	15.2-10	B	25/20	Good vigor, fair form, topped for line clearance.
16	Privet (<i>Ligustrum japonicum</i>)	8@base	B	15/12	Good vigor, fair form, well maintained.
17	Accolade elm (<i>Ulmus</i> 'Morton accolade')	3"x4	D	15/8	Fair vigor, poor form, topped in past, multi leader at grade.
18	Accolade elm (<i>Ulmus</i> 'Morton accolade')	4-3-2-2	D	15/8	Fair vigor, poor form, topped in past, multi leader at grade.
19	Accolade elm (<i>Ulmus</i> 'Morton accolade')	4-3-1	D	15/8	Fair vigor, poor form, topped in past, multi leader at grade.
20	Accolade elm (<i>Ulmus</i> 'Morton accolade')	3.0	D	15/8	Fair vigor, poor form, topped in past, multi leader at grade.
21P	Coast live oak (<i>Coast live oak</i>)	25est	B	35/30	Good vigor, fair form, pruned away from structures in past, on property line.
22	Japanese maple (<i>Acer palmatum</i>)	4.0	B	6/5	Fair vigor, fair form. To be relocated.
23R	Japanese maple (<i>Acer palmatum</i>)	4.0	B	6/5	Fair vigor, fair form.



Showing tree locations

Site observations:

The existing landscape is in fair condition. 23 trees were surveyed. Trees #1, 2, 8, 13, 15, and 21 are protected trees. Trees #1 and #2 are street trees located within the public right of way. The protected trees are all well located on the perimeter of the property making for an ideal construction site with appropriate tree protection measures. The majority of the trees are in fair condition. Trees with a D condition rating or lower are at the end of their lifespan within the landscape. Redwood tree #13 has been topped in the past. This will result in the growth of codominant leaders in the future. This tree will need maintenance in the next 5-10 years to establish a new central leader.

The oak trees on the western property line have been pruned back away from the roof in the past. This same type of pruning will be needed to be done every 5 years to maintain the size of the canopies. The trees on the property are recommended to be inspected every 3 years.

Trees proposed for removal:

Trees #3-7, 9-12, 14, and 23 are proposed for removal to facilitate construction. These trees are not of a protected size in the city of Los Altos. Japanese maple tree #22 is to be relocated on site.



Impacts/recommendations:

The proposed home has been pushed further to the east when compared to the existing home near oak trees #8 and #21. This will result in a larger area for future growth and will benefit the trees. No impacts are expected due to the proposed home foundation.



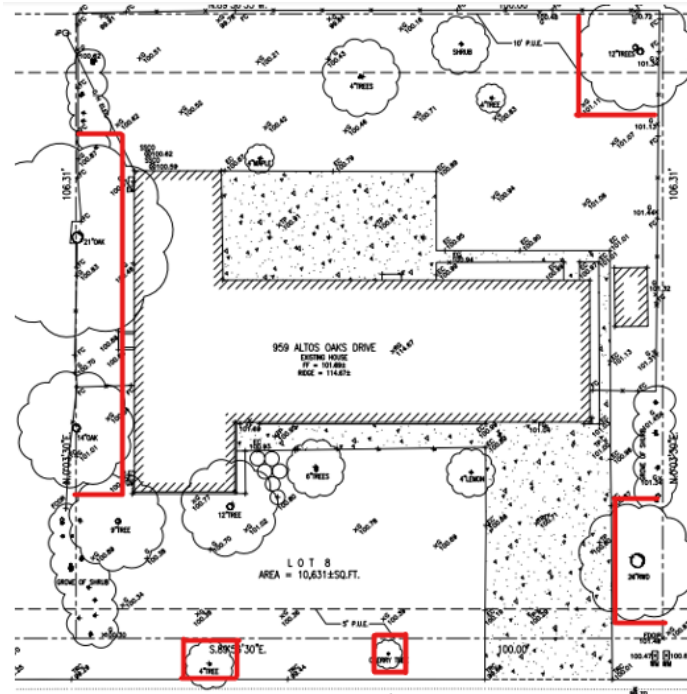
A new driveway is proposed at the same location as the existing driveway near redwood tree #13. The driveway will be a concrete driveway over 8 inches of base rock. All demolition/excavation for the driveway will need to be done by hand when underneath the redwood tree's dripline. Roots within the base rock layer are recommended to be retained by packing base rock around roots. The redwood tree is recommended to be irrigated every 2 weeks during the dry season.

Showing redwood tree #13

A new fence and dry stack stone wall is show a few feet from oak tree #8. The dry stack stone wall will have no impact on the tree as no excavation is required. The proposed fence post are recommended to be excavated by hand when underneath the dripline of the tree. Any roots encountered measuring 2" in diameter or larger are recommended to be shown to the Project Arborist. If needed the plan is recommended to maintain flexibility on fence post locations if large roots happen to be encountered. The Project Arborist is recommended to be on site to inspect the post hole excavation when underneath the dripline of the tree. Impacts are expected to be minor to nonexistent. Minor irrigation will need to be applied to the tree under the Project Arborist direction if roots are impacted. The following tree protection measures will protect the trees during the proposed construction.

Tree Protection Plan:*Tree Protection Zones*

Tree protection zones should be installed and maintained throughout the entire length of the project. Prior to the commencement of any Development Project, a chain link fence shall be installed at the drip line (canopy spread) of any protected tree which will or will not be affected by the construction. Non-protected trees are recommended to also be protected in the same way. The drip line shall not be altered in any way so as to increase the encroachment of the construction. When work is to take place underneath a trees dripline, fencing must be placed as close as possible to the tree proposed work. If an area of access is needed underneath a trees canopy, the area shall be protected by a landscape barrier. Fencing for the protection zones should be 6-foot-tall metal chain link type supported by 2 inch metal poles pounded into the ground by no less than 2 feet. The support poles should be spaced no more than 10 feet apart on center. Signs should be placed on fencing signifying "Tree Protection Zone - Keep Out". No materials or equipment should be stored or cleaned inside the tree protection zones. Excavation, grading, soil deposits, drainage and leveling is prohibited within the tree protection zones without the project arborist consent. No wires, signs or ropes shall be attached to the protected trees on site. Utility services and irrigation lines shall all be place outside of the tree protection zones when possible. When access is needed and tree protection fencing restricts access a landscape barrier shall be installed to protected the non-protected root zone.



Showing the recommended tree protection fencing locations for the protected trees on site

Landscape Barrier zone

If for any reason a smaller tree protection zone is needed for access, a landscape buffer consisting of wood chips spread to a depth of six inches with plywood or steel plates placed on top will be placed where tree protection fencing is required. The landscape buffer will help to reduce compaction to the unprotected root zone.

Inspections

The site arborist will need to verify that tree protection fencing has been installed before the start of construction. The site arborist must inspect the site anytime excavation work is to take place underneath a protected trees dripline. It is the contractor's responsibility to contact the site arborist if excavation work is to take place underneath the protected trees on site. Kielty Arborist Services can be reached at kkarbor0476@yahoo.com or by phone at (650) 515-9783 (Kevin), or (650) 532-4418 (David).

Root Cutting and Grading

If for any reason roots are to be cut, they shall be monitored and documented. Large roots (over 2" diameter) or large masses of roots to be cut must be inspected by the site arborist. The site arborist, at this time, may recommend irrigation or fertilization of the root zone. All roots needing to be cut should be cut clean with a saw or lopper. Roots to be left exposed for a period of time should be covered with layers of burlap and kept moist. The site arborist must first give consent if roots over 2 inches in diameter are to be cut.

Trenching and Excavation

Trenching for foundation, irrigation, drainage, electrical or any other reason shall be done by hand when inside the dripline of a protected tree. Hand digging and the careful placement of pipes below or besides protected roots will significantly reduce root loss, thus reducing trauma to the tree. All trenches shall be backfilled with native materials and compacted to near its original level, as soon as possible and if possible. Trenches to be left open for a period of time, will require the covering of all exposed roots with burlap and be kept moist. The trenches will also need to be covered with plywood to help protect the exposed roots.

Irrigation

Normal irrigation shall be maintained on this site at all times. The imported trees will require normal irrigation. On a construction site, I recommend irrigation during winter months, 1 time per month. Seasonal rainfall may reduce the need for additional irrigation. During the warm season, April – November, my recommendation is to use heavy irrigation, 2 times per month. This type of irrigation should be started prior to any excavation. The irrigation will improve the vigor and water content of the trees. The on-site arborist may make adjustments to the irrigation recommendations as needed. The foliage of the trees may need cleaning if dust levels are extreme. Removing dust from the foliage will help to reduce mite and insect infestation. Irrigation for the oak trees shall only be given in the months of May and September. During the dry season the root zones are recommended to be kept dry.

The information included in this report is believed to be true and based on sound arboricultural principles and practices.

Sincerely, Kevin R. Kielty Certified Arborist WE#0476A



Kielty Arborist Services

P.O. Box 6187
San Mateo, CA 94403
650-515-9783

ARBORIST DISCLOSURE STATEMENT

Arborists are tree specialists who use their education, knowledge, training and experience to examine trees, recommend measures to enhance the beauty and health of trees, and attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist, or seek additional advice.

Arborists cannot detect every condition that could possibly lead to the structural failure of a tree. Trees are living organisms that fail in ways we do not fully understand. Conditions are often hidden within trees and below ground. Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, or for a specified period of time. Likewise, remedial treatments, like a medicine, cannot be guaranteed.

Treatment, pruning, and removal of trees may involve considerations beyond the scope of the arborist's services such as property boundaries, property ownership, site lines, disputes between neighbors, landlord-tenant matters, etc. Arborists cannot take such issues into account unless complete and accurate information is given to the arborist. The person hiring the arborist accepts full responsibility for authorizing the recommended treatment or remedial measures.

Trees can be managed, but they cannot be controlled. To live near a tree is to accept some degree of risk. The only way to eliminate all risks is to eliminate all trees.

Arborist: Kevin Kielty
Kevin R. Kielty

Date: September 22nd, 2021

NOTICE OF DEVELOPMENT PROPOSAL

YAMAMURA - GREEN, 959 ALTOS OAKS DRIVE, LOS ALTOS



PROJECT DESCRIPTION:

The project includes a new 3,720 square foot two-story single family residence with 2,733 square feet on the first story and 987 square feet on the second story.

APPLICANT/OWNER:

KAYO YAMAMURA AND MARK GREEN 650-965-3331 green.mark@sbcglobal.net

PROJECT PLANNER:

To submit comments or get additional information, please contact:

Steve Golden 650-947-2750 SGolden@LosAltosCA.gov

PUBLIC MEETING DATES (AS SCHEDULED):



PUBLIC MEETING NOTICE

Wednesday, February 2, 2022 at 7:00 pm

The Design Review Commission will hold a public meeting to consider the project at the above date and time with an opportunity for public comment.

Please Note: Per California Executive Order N-29-20, the Commission will meet via teleconference only. Members of the Public may call (800) 253-9229 to participate in the conference call (Meeting ID: 881 638) or via the web at <https://cityoflosaltos.com/join881638>. Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at DesignReviewCommission@losaltosca.gov or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

Project plans and information are available for review on the City's website at <https://www.losaltosca.gov/communitydevelopment/page/two-story-single-family-residential-and-variances>. The agenda report will be available on the City's website the Thursday before the meeting date at www.losaltosca.gov/designreview-commission. Written comments can be mailed or delivered in person to the Community Development Department or emailed to the Project Planner. Verbal comments can also be made at the Public Meeting.

SC21-0023

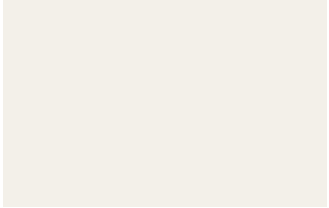
ATTACHMENT D



ADHERED LIGHTWEIGHT STONE VENEER
REALSTONE SYSTEMS
SIERRA ACCENTSTONE PANEL
<https://www.realstonesystems.com/product/sierra-accentstone-panel/>



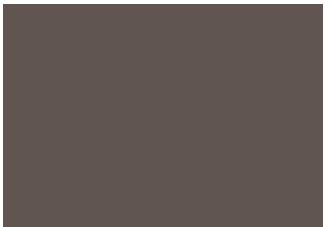
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YAMAMURA-GREEN RESIDENCE 959 ALTOS OAKS DRIVE, LOS ALTOS



MATERIAL BOARD



STUDIO 2 SQUARED
ARCHITECTURE

1000 S. Winchester Blvd
San Jose, CA 95128
ph: (408) 998 0983
www.studios2arch.com
houzz.com

ATTACHMENT B



Studio S² Architecture, Inc.

1000 S Winchester Blvd.,

San Jose, CA-95128

ph: (408) 998-0983 x3

Sean@StudioS2arch.com

February 17, 2022

Kaya Yamamura & Mark Green
959 Altos Oaks Drive
Los Altos, CA 94024

Re: Community Development Department
One North San Antonio Road
Los Altos, California 94022
(Yamamura - Green Residence)
Studio S Squared Job #20033
Plan Check No: SC21-0023

Dear Mr. Steve Golden and team,

Thank you for taking the time to review our drawings.
Below is our written response to your comments.

Sincerely,



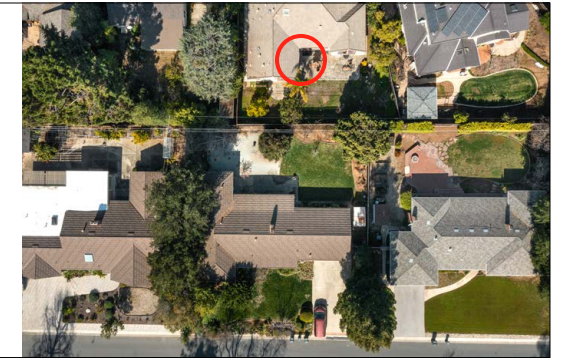
Eugene H. Sakai, AIA, LEED AP
President, Studio S² Architecture, Inc.

1 DRC

1. Reduce the first and second story plate heights a minimum 6"
 - a. We have reduced the first and second story plate heights 6" each.
2. Provide a streetscape view showing relationship with adjacent residences with accurate plate heights
 - a. We have added a streetscape view showing the relationship with adjacent residences.
3. Provide more detailed views from the neighbor's patio back to the proposed residence and from second story windows to rear patio

- a. We have provided digital and photographic views from the neighbor's patio back to the proposed residence and from the second story windows to the rear patio.
4. Further development of landscape plan details with mature plant heights shown on the plans
- a. The Landscape Plan has been further studied and mature heights have been added to the landscape plan. The privacy planting has also been modeled in 3D.

PHOTOS FROM REAR NEIGHBOR'S PATIO
AT 955 LINDA VISTA WAY



STUDIO S SQUARED
ARCHITECTURE

STUDIO S SQUARED

1000 S. Winchester Blvd, San Jose, CA 95128

P: 408.998.0983

www.studioS2arch.com

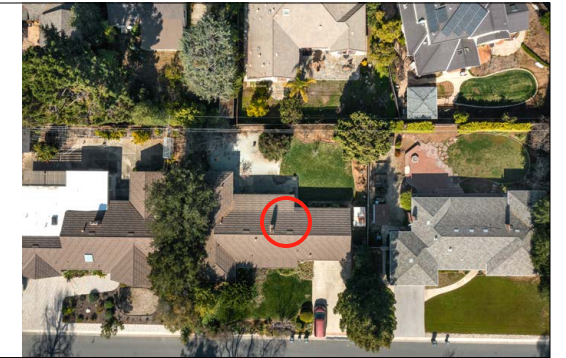
YAMAMURA-GREEN RESIDENCE

DRC PRIVACY PLANTING STUDY

959 ALTOS OAKS DRIVE, LOS ALTOS

2022

DRONE STUDIES FROM 2ND STORY REAR FACING WINDOWS (TAKEN AT WINDOW HEADER HEIGHT)



STUDIO S SQUARED

1000 S. Winchester Blvd, San Jose, CA 95128

P: 408.998.0983

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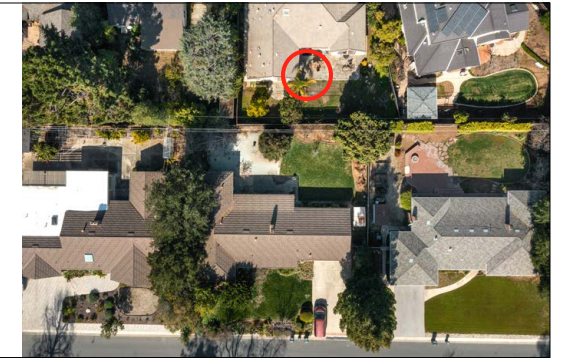
YAMAMURA-GREEN RESIDENCE

DRC PRIVACY PLANTING STUDY

959 ALTOS OAKS DRIVE, LOS ALTOS

2022

LANDSCAPE STUDIES TAKEN FROM REAR NEIGHBOR'S PATIO AT 955 LINDA VISTA WAY



FROM REAR NEIGHBOR PATIO



FROM REAR NEIGHBOR SLIDERS



FROM REAR NEIGHBOR WINDOWS



FROM REAR NEIGHBOR PATIO



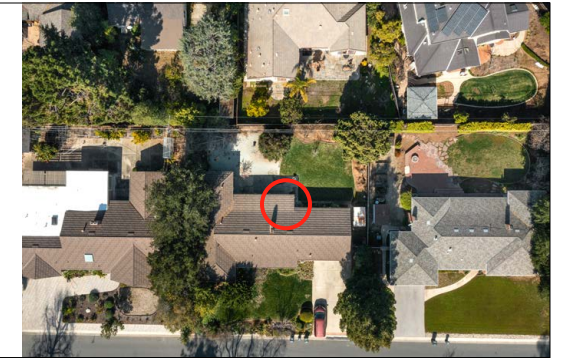
FROM REAR NEIGHBOR SLIDERS



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www.studioS2arch.com

YAMAMURA-GREEN RESIDENCE
DRC PRIVACY PLANTING STUDY
959 ALTOS OAKS DRIVE, LOS ALTOS
2022

LANDSCAPE STUDIES TAKEN FROM 2ND STORY REAR WINDOWS



FROM MASTER BEDROOM WINDOW



FROM MASTER BATHROOM WINDOW



FROM BAY WINDOW



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2022